

Minutes of May 20th, 2009

Present were Executive Committee members: Sheila Rhodes – Dow, Wendy Kane, Kathryn Murri, Ron Michonski, Jenny Pelissier and Robin Levine. Property Manager Dave LaMotte was unable to attend the meeting. The EC meeting began at 7:00 PM .

The minutes from the April 20th, 2009 meeting were reviewed, amended and moved to accept them as amended. Copies of all minutes will be sent to the homeowner's assoc. and Mr. LaMotte for record keeping.

Orientation was done for #47, and also will occur this week for renters of #71.

Property Issues

1. # 80 came to the meeting demanding that the HALP EC do something to allow him to repair his septic which he believes is now covered in part by a stone patio at #69. The EC listened to him and advised him that were he to come to us with a licensed contractor's plans for septic system renovation for his failed septic we would respond to that request. The homeowner also demanded that the EC call the realtor for #69 to tell them about the patio being on his failed septic or he would.

2. The occupant of #110 requested approval of a plan to do housing support renovations to the property. The HALP EC approved the plans contingent on the homeowner signing off on the specific proposed plans.

3. # 59 requested approval for a pea stone gravel or Goshen stone patio. The HALP EC requested a drawing to show that this proposed plan conforms to by law requirements, and requests assurance that it not be located over a septic and can be removed at the homeowner's expense if need be due to emergency repairs. The homeowner will be given notice of these steps.

4. The HALP EC discussed and has authorized that a mosquito magnet be purchased to decrease the mosquito population in the park. The purchase must be under \$500.

5. The HALP EC discussed meeting times, both more frequently and on a regular date. The EC is in agreement that meetings will be scheduled about every three weeks.

6. #50 came to the EC to report on a meeting he had attended at our request to review possible renovations to septic systems. He attended a meeting at Forbes Library on the White Knight Septic System as a possible option to the failed septic system at Normal Hall. We all concluded after discussion of his findings that the system would likely not be an answer for Normal Hall but #50 indicated he might be able to get some basic tests done to determine information we need about Normal Hall's septic.

7. The EC found the possible location of the septic for the Dining Hall area for septic cleaning. The septic cleaners will be called.

8. The EC discussed and made decisions about the groundskeeper and property manager. After considerable review of the issues involved in employing our own in-house groundskeeper eg issues of liability, safety, supervision, equipment maintenance and further discussion with the future property manager on options and their costs, the EC voted to lay –off the groundskeeper effective June 30th. We voted to hire Pancione Property Management of Easthampton to take over and be our new property manager as of July 1st.

9. The EC will ask LPA to provide a copy of their liability insurance in accordance with the terms of LPA’s license for the Tabernacle.

10 #45 has reported a problem with trucks and cars entering through the exit area. The homeowners were told by the EC that they need to provide license plates #s and the time date and description of vehicle and incident in order for the EC to take action on the complaint.

The meeting was adjourned at 9:30 p.m. Respectfully submitted: Wendy Kane, clerk